Davidson County DEEDWARR
Recvd: 07/20/07 12:51 2 pgs
Fees:13.00 Taxes:999.00

20070720-0086550

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF July, 2007.

Notary Public
MY COMMISSION EXPIRES:
File No. G7-3618D

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 19, 2009

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Marklein and Rebecca Marklein, husband and wife (NAME)	Countrywide Home Loans (NAME)	12-127
7971 Old Springfield Highway (STREET ADDRESS	4500 Park Granada (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Calabasas, CA 91302-1613 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Douglas Floyd Martin, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Marklein and Rebecca Marklein, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 4 on the plan of BAKERS FORK ESTATES, as shown by plat of record in Plat Book 6900, Page 761, in the Register's Office for Davidson County, Tennessee, which plat is amended by amendment and change of Building Envelope Applicable to Lot No. 4 on the Plan of Bakers Fork Estates, which amendment is of record in Book 9240, page 731, Register's Office for said county, to which plat reference is hereby made for a more complete description:
BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot No. 3 and this lot; thence with said westerly margin, South 45 deg. 50 min. 32 sec. East, 150.00 feet an existing concrete monument; thence leaving said westerly margin, South 61 deg. 11 min. 04 sec. West 1164.07 feet to an existing concrete monument; thence North 23 deg. 39 min. 13 sec. West, 245.00 feet to an existing concrete monument; thence North 63 deg. 43 min. 25 sec. East 320.00 feet to an existing concrete monument; thence 78 deg. 01 min 30 sec. East 130.00 feet to an existing concrete monument; thence North 51 deg. 18 min. 31 sec. East 680.00 feet to the point of beginning, [redacted]

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4, of Bakers Fork Estates by instrument filed in Book 7683, page 959, Register's Office for Davidson County, Tennessee, according to a survey by R.L. Montoya, Job No. 87-11-132, dated 8-3-88 as follows:

BEGINNING at an existing concrete monument located in the westerly right-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, Register's Office for Davidson County, Tennessee and Lot No. 2; thence leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 deg. 29 min. 29 sec. West 120 feet to a point; thence North 14 deg. 30 min. 31 sec. East 20.00 feet to a point; thence North 75 deg. 29 min. 29

sec. East 112.94 feet to the westerly right-of-way margin of Old Dickerson Pike; thence with said westerly margin South 34 deg. 11 min. 58 sec. East 21.24 feet to the point of beginning, [redacted]

BEING the same property conveyed to Douglas Floyd Martin from Carla C. Martin, by Quit Claim Deed dated June 23, 1997, in Book 10512, Page 420, in the Register's Office for Davidson County, Tennessee.

Karla P. Martin joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7971 Old Springfield Highway, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of July, 2007.

Douglas Floyd Martin

July 12, 2007
Date

Karla P. Martin

July 12, 2007
Date

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Douglas Floyd Martin and wife, Karla P. Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of July, 2007.

My Commission Expires: 3/20/10

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066